

Key: 4728

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.042

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
REID FAMILY TRUST S/O OSULLIVAN JOHN J & THERESA 614 WINTER ST E BRIDGEWATER, MA 02333				120-17-0				614 WINTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OSULLIVAN JOHN J & THERESA				06/17/2022	QS	640,000	56932-057				
REID FAMILY TRUST				06/19/2015	A	100	45690-078				
REID CHARLES W & LISA J				08/07/2009	A	1	37591-116				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2722		6	CYCL GROWTH		08/31/2022	SD	0	0
2563		6	CYCL GROWTH		04/12/2021	SD	0	0
	10/28/2015	3	ALTERATIONS	38,022			0	0
	07/08/2015	3	ALTERATIONS				0	0
	09/04/2013	6	CYCL GROWTH	1,141	09/26/2013	SLB	0	0

LAND

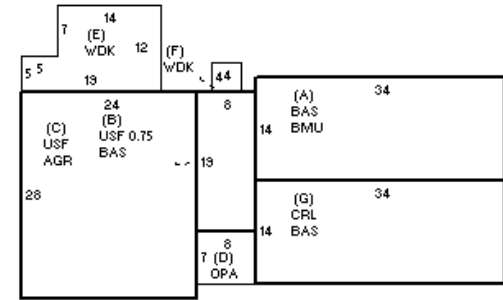
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	38,600 3	1.00	100	1.00	100	1.00	188,000	1.10	100	1.00	3	1.00		183,720

TOTAL	38,600 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	183,700	167,100		
Inf1	FACTOR 100		BUILDING	310,600	283,800		
Inf2	PHY 100		DETACHED	11,400	8,800		
			OTHER	0	0		
TOTAL				505,700	459,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00 30	0.70 32 X 14	2008	448	32.02	10,000
PDK	A	1.00 30	0.70 14 X 12	2010	168	12.04	1,400

PHOTO 04/28/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2021	SD
MODEL	1		RESIDENTIAL	LIST	4/12/2021	SD
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
IN-LAW APT		

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425,488
NET AREA	1,890	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	476		39.42	18,764		
\$NLA(RCN)	\$225	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,104	1965	182.66	201,658		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	786	1965	165.99	130,467		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	672		65.71	44,155		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	56		42.70	2,391		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	209		31.60	6,604		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	CRL	N	BSMT CRAWL	476		8.75	4,164		
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		6,017.00	6,017			
				ARPUD	0		1.00	KIT	O	XTRA KITCHEN	1		5,387.00	5,387			
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$310,600